

## Lacey Maxwell

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**From:** Ian Moodie [REDACTED]  
**Sent:** January 31, 2018 5:40 PM  
**To:** Victoria Mayor and Council  
**Subject:** 2610 and 2620 Rock Bay Avenue

Dear Mayor Helps and members of the Victoria City Council,

It's a pleasure to send you this email.

I am the President of the companies that own 2610 Rock Bay Avenue and 2620 Rock Bay Avenue.

This is to advise that we are planning to retrofit our building at 2610 Rock Bay [ we will be submitting a building permit application shortly], and I have offered our existing tenant at this building , Trees Dispensary, to lease an available space in our adjacent building at 2620 Rock Bay so they can maintain their business and continue to serve the community.

In connection with this, this is to advise we are agreeable to authorizing the rezoning of this property [ ie. down-zone our existing cannabis retail zoning at 2610 Rock Bay and then new zoning for 2620 Rock Bay Ave.] for the use of a retail cannabis storefront.

Since our group purchased 2610 Rock Bay Avenue in December , 2015 , we have found Trees Dispensary to be an excellent tenant , and hope they can continue to be a tenant in our building at 2620 Rock Bay Avenue for many years to come.

Our group , Left Coast Real Estate L.P. just completed a major renovation at 2716 Rock Bay Avenue, and are pleased with the results. We plan to bring the same level of finish and aesthetics to 2610 Rock Bay Avenue , while maintaining the main components of the existing building, and keeping with the look and feel of Rock Bay.

Left Coast Real Estate is owned by a prominent Canadian family and was setup to acquire and build a longterm, legacy commercial real estate portfolio in the Vancouver and Victoria areas. While we started in Vancouver, we have acquired 3 buildings in Rock Bay, and look forward to doing a lot more in Victoria.

If any questions, please feel free to contact me by email or at the number below.

Sincerely,

Ian Moodie  
President  
2610 Rock Bay Holdings Ltd., and 2620 Rock Bay Holdings Ltd.

**Pamela Martin**

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**From:** Neil Hanson [REDACTED]  
**Sent:** May 1, 2018 2:25 PM  
**To:** Public Hearings  
**Subject:** Re: Temporary Use Permit with Variances Application No. 00005

I am okay with allowing this.

Regards,

Neil C. Hanson, Owner.

Milroy Engineering Ltd.  
564 John Street  
Victoria, BC V8T 1T6  
Canada

<http://www.milroyengineering.com>

E-Mail: [REDACTED]  
Ph: [REDACTED]  
Cell: [REDACTED]  
Fx: 250-418-8666

## Pamela Martin

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**From:** [REDACTED]  
**Sent:** May 6, 2018 10:54 AM  
**To:** Public Hearings  
**Subject:** 2610 Rock Bay Ave. Temporary Use Permit With Variances Application No. 00005

Dear Mayor and Council,

My name is [REDACTED], I am 65 years of age and have been a resident of Victoria for most of my life. I own 4 commercial properties on [REDACTED].

I am writing this letter to express my concern of the proposed parking variance application noted above. In my view, available parking is of utmost importance and should be considered as a key issue with respect to the success of any commercial community. Currently, on and off site parking in the Rock Bay/ Bridge St. commercial area is inadequate for business staff and their customers. As an example, I have had a vacancy at [REDACTED] for 11 months. The location is ideal for small commercial businesses and there have been numerous lease inquiries. All of the interested parties, however, have noted the inadequate parking in the area as the reason they are not willing to commit.

Approval of a parking variance to **reduce** onsite parking for 2610 Rock Bay Ave. will only serve to impact the surrounding business community in a negative way.

I am not in favour of the proposed variance application, and I urge you to reject same.

Thank you very much,  
[REDACTED]

Please note that I would like my contact information to remain confidential, thank you.